

ORDINANCE REQUIREMENTS

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1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEVANT SITE PLAN. AN ADDITIONAL IMPROVEMENTS PLAN, REQUIRE A SITE PLAN APPLICATION AND APPROVAL FROM THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL, FIRE CODE APPROVAL OR BUILDING, DEMOLITION OR RELOCATION PERMIT. A SEPARATE APPLICATION FOR SUCH PERMITS MUST BE SUBMITTED AND MUST BE ISSUED ONCE THE HISTORIC REVIEW PROCESS IS COMPLETED.
3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE SIGN AND LAND DEVELOPMENT CODE.
4. THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF OR DAMAGE TO UTILITIES.
5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
6. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO ANY APPLICATION FOR BUILDING PERMIT FOR NONCONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

1. HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS.

2. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
3. ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL USES.
4. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENTIAL PROPERTY.
5. ALL DWAPERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USE OR ZONED AS SF-5 OR MORE RESTRICTIVE.

1. THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL-WEATHER DRIVING SURFACE."

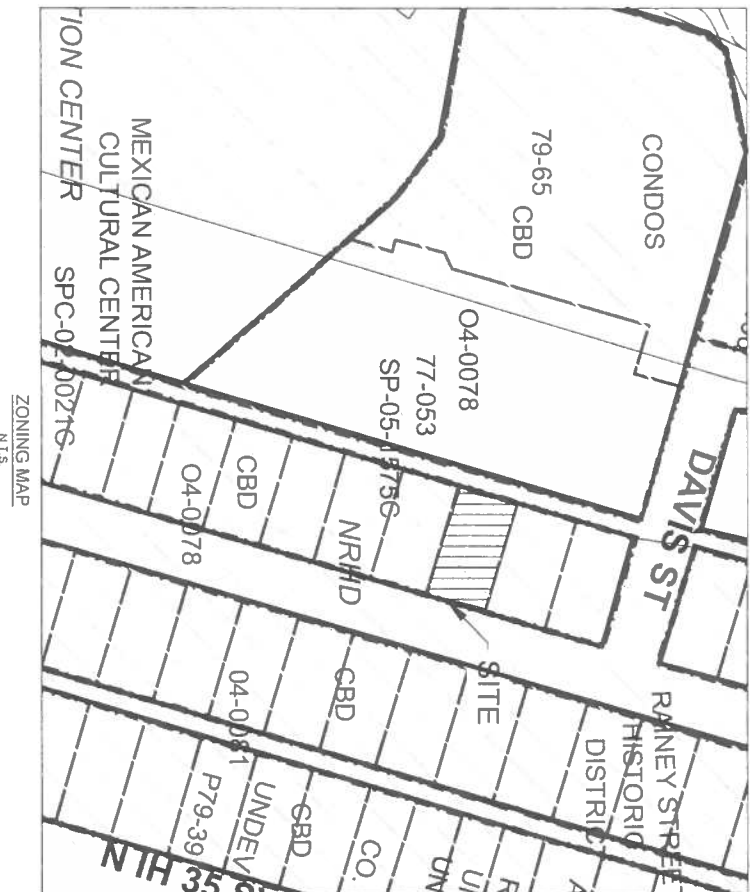
2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR-INCH OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FOUR-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH THEFT-TO SIX-FOOT SETBACKS FROM THE CURB/LEWS. NO OBSTRUCTION IS ALLOWED WITHIN TWO FEET OF ANY HYDRANT AND THE FOUR-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
3. TURNING OF INSTALLATION, WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MAINTAIN SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION, WHERE ALTERNATIVE MEANS OF PROTECTION AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED. THE ABOVE MAY BE MODIFIED OR WAIVED.

4. ALL PAVEMENTS/DECKING/PAVING SHALL BE ENGINEERED AND INSTALLED FOR 0.000 LB./SQ. LIVE/DEAD LOADS. AN PERIODS/DECK/PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
5. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 15 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR USED WITHIN TEN FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE FLAME LINES.
6. FIRE LANCES DESIGNATED ON SITE PLAN MUST BE REGISTERED WITH CITY OF AUSTIN FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.
7. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET FOR FULL WIDTH OF ACCESS DRIVE.

THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS, WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.



SITE AREA (SF ZONING =	5,757 SF	(0.132 AC)	19.7%
EXISTING PAVEMENT =	1,136 SF	(0.027 AC)	19.7%
EXISTING BUMP. COVERAGE =	1,342 SF	(0.030 AC)	23.5%
EXIST. RAMP, WALLS, ETC.	128 SF	(0.003 AC)	2.2%
TOTAL IMPERVIOUS COVER =	2,603 SF	(0.060 AC)	44.7%
ALLOWABLE IMPERVIOUS COVER =	5,757 SF	(0.132 AC)	100.0%
PROPOSED FLOOR AREA PAVD =	0.231		
ALLOWABLE FLOOR AREA PAVD =	8.1		
BUILDING HEIGHT =	1 STORY (13-8')		



SURVEY M. OF THE SOUTH 48 FEET OF LOT 17 BLOCK 5, DEBARK'S
AND RAINES'S SUBDIVISION OF PART OF OIL LOTS 72 AND 73 DIVISION
E, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP
OR PLAN THEREOF RECORDED IN VOLUME 1 PAGE 22 OF THE PLAT
RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT
CERTAIN TRACT OF LAND AS GIVEN TO ARTHUR F. OSBORN BY
WARRANTY DEED RECORDED IN VOLUME 6102 PAGE 786 OF THE DEED
RECORDS OF TRAVIS COUNTY, TEXAS.

SURVEYED ON MARCH 26, 2013

HOLT CARSON
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5166
HOLT CARSON INC
1904 FORTVIEW ROAD
AUSTIN TEXAS 78704
(512) 442-0990

1. THE PROPOSED USE IS COCKTAIL LOUNGE.
2. ALL SITE IMPROVEMENTS ARE EXISTING - NO CONSTRUCTION IS PROPOSED WITH THIS PLAN.
3. THE HOURS OF OPERATION FOR THE COCKTAIL LOUNGE ARE SUNDAY THRU SATURDAY, 11AM TO 2AM

4. THE WATER METER IS EXISTING. WATER AND WASTEWATER SERVICE IS PROVIDED BY ALBANY WATER UTILITY. THERE ARE NO PROPOSED PHASES FOR THE WATER SERVICE ON EXISTING SITE. PLUMBING, THERE IS AN EXISTING WASTEWATER CLEANOUT AT THE PROPERTY LINE.
5. THE EXISTING LIGHTING WILL BE USED. THERE IS NO NEW LIGHTING OR NEW ELECTRICAL WORK PROPOSED.
6. TRASH PICKUP PROVIDED BY A PRIVATE SERVICE. NO DUMPSTERS ARE PROPOSED.

Sheet 2 of 2

CASE NUMBER: _____ APPLICATION DATE: _____
FILE NUMBER: SPC-2013-0420A EXPIRATION DATE: _____
APPROVED ADMINSTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
under Section _____ of Chapter _____ of the Austin City Code

SPC-2013-0420A

2 OF 2 SHEET

SITE PLAN

88 RAINEY STREET
88 RAINEY ST., AUSTIN, TEXAS 78701

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